

CONSULTANT

PART A

SHELTECH (PVT.) LTD

PART B

THE DECODE LTD.

PART C

DDC LTD.

Detailed Area Plan (2022-2035) for RAJUK Area



LEGEND

- Administrative Boundary**
  - DMR Boundary
  - District Boundary
  - City Corporation Boundary
  - Paureshava Boundary
  - Union Boundary
  - Ward Boundary
  - Density Block Boundary
  - Mauza Sheet Boundary
  - RS Mauza Plot Boundary
  - Grid Line
  - Existing Railway
- Existing Key Features**
  - DC Office
  - Upazila Headquarter
  - Union Parishad Office
  - City Corporation Office
  - Paureshava Office
  - Airport
  - Railway Station
  - Truck Terminal
  - Bus Terminal
- Proposed Key Facilities**
  - Playground
  - Park
  - Landfill Site
  - Water Based Park
  - Eco Park
  - Regional Park
  - Boat/Launch Terminal
  - Bus Terminal
  - Bus Depot
  - Truck Terminal
  - Heritage Site
  - Key Point Installation (KPI)
  - Sewage Treatment Plant
  - Water Treatment Plant
  - Low Income Housing Area
  - BRT/MRT Station
- Proposed Networks**
  - Distributor Road (Existing)
  - Distributor Road (Proposed)
  - Inter Regional Connector Road (Existing)
  - Inter Regional Connector Road (Proposed)
  - Intra Regional Connector Road (Existing)
  - Intra Regional Connector Road (Proposed)
  - Waterway (Blue Network)
  - Proposed Dhaka-Mawa Railway Network
  - Elevated Expressway
  - BRT Route
  - MRT Route
- Landuse Management Zone Landuse Zone**
  - Agricultural Zone
  - Commercial Zone
  - Forest Area
  - Heavy Industrial Zone
- Overlay Zone**
  - TOD Zone
  - Heritage Site (250m Buffer)
  - KPI Area
  - General Flood Plain Area
  - Main Flood Flow Area
  - Hazaribag Regeneration Site
  - Hatirjheel Special Area
- Proposed Landuse Zone**
  - Institutional Zone
  - Mixed Use Zone (Predominantly Commercial)
  - Mixed Use Zone (Predominantly Industrial)
  - Mixed Use Zone (Predominantly Residential)
  - Mixed Use Zone (Residential-Commercial)
  - Open Space
  - Residential Zone
  - Transport Communication (Existing)
  - Transport Communication (Proposed)
  - Waterbody



Government of the People's Republic of Bangladesh  
 Ministry of Housing and Public Works  
**Rajdhani Unnayan Karttripakkha (RAJUK)**  
 SRO No 282-Ain (Law)/2022, Date: Tuesday, 23 August 2022

Data Source

Stereo satellite image based field survey (2015-17) under DAP (2022-2035) Project of RAJUK  
 WGS\_1984\_UTM\_Zone\_46N  
 WKID: 32646 Authority: EPSG

Projection: Transverse Mercator  
 False Easting: 500000.0; False Northing: 0.0  
 Central Meridian: 93.0; Scale Factor: 0.9996  
 Latitude of Origin: 0.0; Linear Unit: Meter (1.0)  
 Geographic Coordinate System: GCS\_WGS\_1984  
 Angular Unit: Degree (0.0174532925199433)  
 Prime Meridian: Greenwich (0.0)  
 Datum: D\_WGS\_1984  
 Spheroid: WGS\_1984  
 Grid values are shown in Meter

CONSULTANT

Town Planner (Landuse)  
 DAP (2022-2035), Part-A

Deputy Team Leader  
 DAP (2022-2035), Part-A

Team Leader  
 DAP (2022-2035), Part-A

RAJUK

Town Planner (Landuse)  
 DAP (2022-2035), Part-B

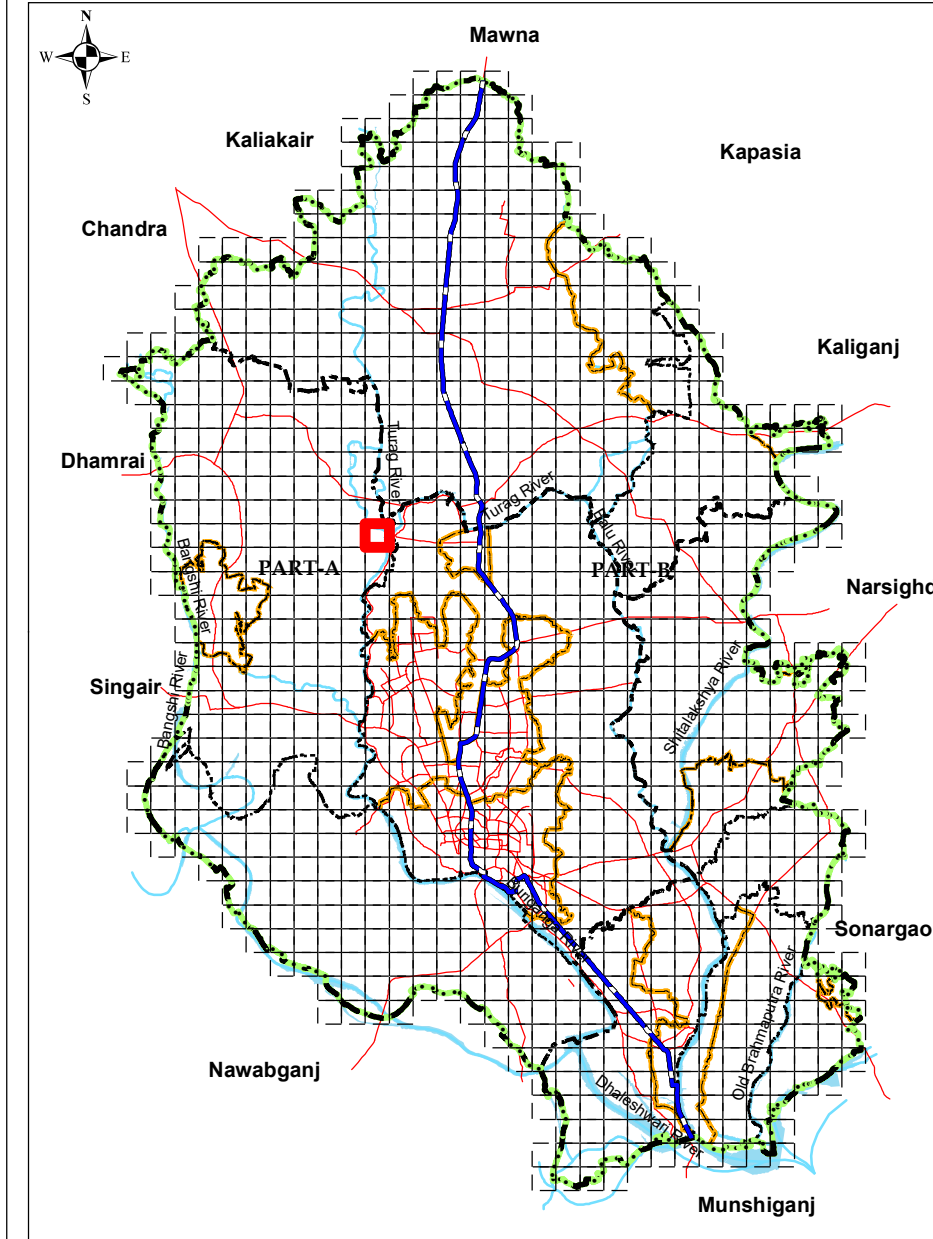
Deputy Team Leader  
 DAP (2022-2035), Part-B

Team Leader  
 DAP (2022-2035), Part-B

Member (Planning)  
 Rajdhani Unnayan Karttripakkha (RAJUK)

Chairman  
 Rajdhani Unnayan Karttripakkha (RAJUK)

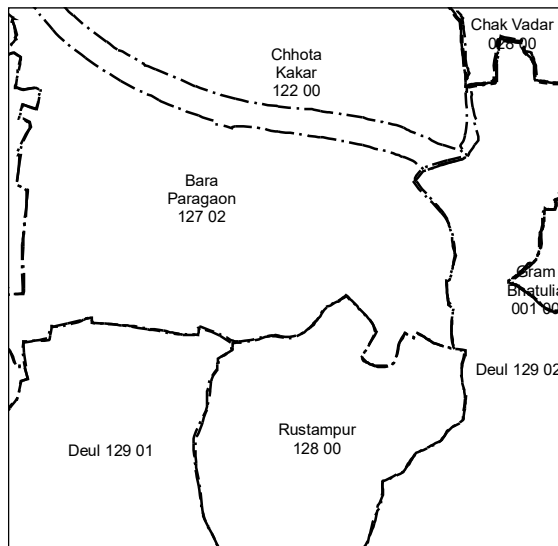
INDEX MAP



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ADMINISTRATIVE INDEX



**Annotation Example**  
  
 Proposed Road Width (ft)  
 Mauza Plot (Dag) Number  
 Important Location Name  
 Jurain 0 2 0 0 1 Mauza, J.L.No, Sheet No